



Interoffice Memorandum

04-22-19 A11:34 IN

Continue public  
hearing to  
JUN 18 2019

Continue public  
hearing to  
JUL 02 2019

Continue public  
hearing to  
AUG 06 2019

04-22-19P01:04 RCVD

**DATE:** April 5, 2019

**TO:** Katie A. Smith, Deputy Clerk of the  
Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** Eric Raasch, Interim DRC Chairman  
Development Review Committee   
Planning Division  
(407) 836-5523 or Eric.Raasch@ocfl.net

**SUBJECT:** Request for Board of County Commissioners  
(BCC) Public Hearing

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**Project Name:** Meadow Woods Planned Development / Land Use  
Plan (PD / LUP) – Case # CDR-18-10-335

**Type of Hearing:** Substantial Change

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**Commission District:** 4

**General Location:** South of Wetherbee Road and east of Orange  
Avenue

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 30, Article III,  
Section 30-89 and Orange County Code, Chapter  
38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 19-662

June 4, 2019  
@ 2pm

**Clerk's Advertising  
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

**Spanish Contact Person:**

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

A PD substantial change to to change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP).

**Material Provided:**

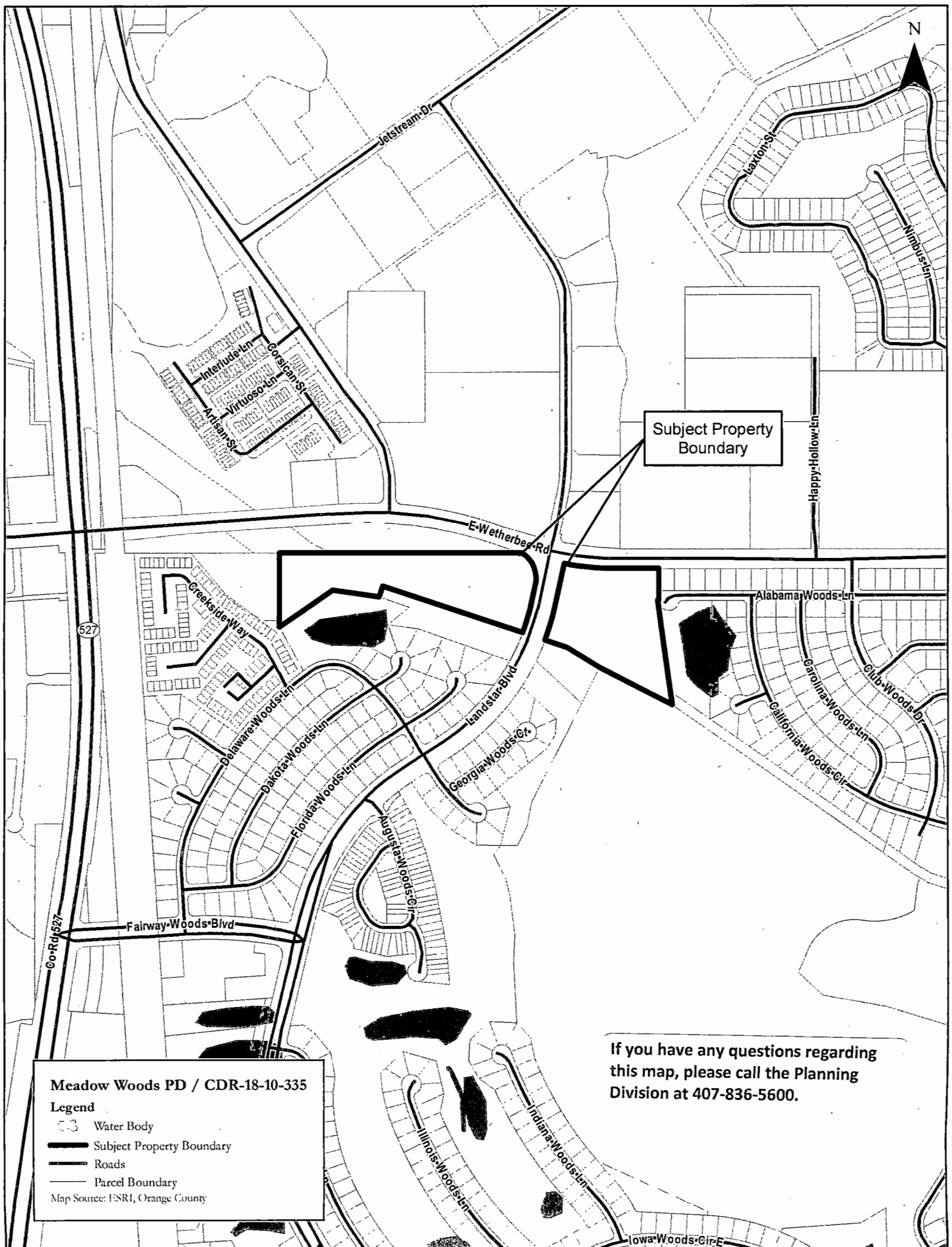
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the **May 21, 2019**, BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Planning Environmental Development Services  
Department



Meadow Woods Planned Development Parcels 2.1 and 3.2 Legal Description  
CDR-18-10-335

A portion of Section 24, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

**BEGIN** at the northwest corner of *MEADOW WOODS VILLAGE 2*, according to the plat thereof, as recorded in Plat Book 11, Page 145, Public Records of Orange County, Florida; thence southeasterly, along the westerly line of said *MEADOW WOODS VILLAGE 2*, the following three (3) courses and distances: run S 00°01'54" E, a distance of 160.00 feet; thence run S 89°58'06" W, a distance of 5.36 feet; thence run S 07°54'54" E, a distance of 535.28 feet; thence run N 62°43'53" W, a distance of 416.82 feet to a point on the northerly line of *MEADOW WOODS VILLAGE 3*, according to the plat thereof, as recorded in Plat Book 12, Pages 99 and 100, Public Records of Orange County, Florida; thence run along said northerly line, the following two (2) courses and distances: run N 58°36'35" W, a distance of 192.13 feet; thence run N 71°44'28" W, a distance of 120.92 feet to a point on a non-tangent curve, concave westerly, having a radius of 1210.00 feet and a central angle of 08°23'45"; said point lying on the easterly right-of-way line of Landstar Boulevard; thence run northerly along said easterly right-of-way line, the following two (2) courses and distances: on a chord bearing of N 16°35'17" E and a chord distance of 177.15 feet, run 177.31 feet along the arc of said curve to the point of tangency thereof; thence run N 12°23'23" E, a distance of 220.85 feet to point on the southerly right-of-way line of Wetherbee Road, as described and recorded in Official Records Book 3274, Page 2446, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave northerly, having a radius of 1550.00 feet and a central angle of 10°12'11"; thence run easterly, along said southerly right-of-way line, the following courses and distances: on a chord bearing of S 84°55'48" E and a chord distance of 275.65 feet, run 276.02 feet along the arc of said curve to the point of tangency thereof; thence run N 89°58'06" E, a distance of 208.37 feet to the **POINT OF BEGINNING**.

AND

A portion of Section 24, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

**BEGIN** at the northeast corner of Tract A, *CREEKSIDE VILLAS AT MEADOW WOODS*, according to the plat thereof, as recorded in Plat Book 13, Pages 103 and 104, Public Records of Orange County, Florida; said point being a point on the north line of the Northwest 1/4 of said Section 24; thence run S 89°59'52" E, along said north line, a distance of 1232.67 feet to a point on the westerly right-of-way line of Landstar Boulevard, as shown on the plat *MEADOW WOODS VILLAGE 3*, as recorded in Plat Book 12, Pages 99 and 100; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 152.00 feet and a central angle of 71°38'41"; thence southerly, along said westerly right-of-way line, the following three (3) courses and distances: on a chord bearing of S 23°25'57" E and a chord distance of 177.92 feet, run 190.07 feet along the arc of said curve to the point of tangency thereof; thence run S 12°23'23" W, a distance of 84.13 feet to a point of curvature of a curve, concave northwesterly, having a radius of 1090.00 feet and a central angle of 08°40'27"; thence run southwesterly, along the arc of said curve, a distance of 165.02 feet to a point; said point being a point on the northerly line of said *MEADOW WOODS VILLAGE 3*; thence westerly, along said northerly line, the following courses and distances: run N 71°44'28" W, a distance of 749.64 feet; thence run S 18°15'33" W, a distance of 57.62 feet; thence run N 81°41'41" W, a distance of 238.25 feet; thence run S 55°35'00" W, a distance of 330.00 feet to a point on the easterly line of said *CREEKSIDE VILLAS AT MEADOW WOODS*; thence run N 00°00'08" E, along said easterly line, a distance of 375.30 feet to the **POINT OF BEGINNING**.

Containing 14.7 acres, more or less.